

City Council
Atlanta, Georgia

06-0-2258

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-102
Date Filed: 8-30-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **23-41 Peachtree Street, N.E** be changed from the RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 100, 17th District Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

TRACT II - No's 23, 25, 29, 31, 33, 37, 39, & 41 PEACHTREE AVENUE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 17th LAND DISTRICT, FULTON COUNTY, CITY OF ATLANTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH 50 FOOT RIGHT OF WAY OF PEACHTREE AVENUE AND THE WEST 40 FOOT RIGHT OF WAY (AT THIS POINT) OF NORTH FULTON DRIVE; THENCE, FROM SAID INTERSECTION PROCEED WEST ALONG THE SOUTH RIGHT OF WAY OF PEACHTREE AVENUE NORTH 85 DEGREES 57 MINUTES 28 SECONDS, A DISTANCE OF 100.00 FEET, TO A $\frac{1}{4}$ " IRON PIN AND THE POINT OF BEGINNING;
 THENCE, AWAY FROM SAID RIGHT OF WAY SOUTH 03 DEGREES 10 MINUTES 16 SECONDS WEST, A DISTANCE OF 267.84 FEET, TO A $\frac{1}{4}$ " IRON PIN;
 THENCE, NORTH 88 DEGREES 00 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.29 FEET, TO A 1" OPEN TOP PIPE;
 THENCE, NORTH 88 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.49 FEET, TO A $\frac{1}{4}$ " IRON PIN;
 THENCE, NORTH 88 DEGREES 13 MINUTES 47 SECONDS WEST, A DISTANCE OF 240.36 FEET, TO A $\frac{1}{4}$ " IRON PIN;
 THENCE, NORTH 03 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 71.03 FEET, TO A $\frac{1}{4}$ " IRON PIN;
 THENCE, NORTH 84 DEGREES 11 MINUTES 26 SECONDS WEST, A DISTANCE OF 73.33 FEET, TO A $\frac{1}{4}$ " IRON PIN;
 THENCE, NORTH 02 DEGREES 54 MINUTES 40 SECONDS EAST, A DISTANCE OF 213.55 FEET, TO A $\frac{1}{4}$ " OPEN TOP PIPE, ON THE SOUTHERLY RIGHT OF WAY OF PEACHTREE AVENUE;
 THENCE, PROCEED EAST ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS;
 SOUTH 86 DEGREES 10 MINUTES 49 SECONDS EAST, A DISTANCE OF 255.58 FEET TO A 1" IRON BAR;
 SOUTH 86 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 59.83 FEET, TO A $\frac{1}{4}$ " IRON PIN;
 SOUTH 85 DEGREES 54 MINUTES 39 SECONDS EAST, A DISTANCE OF 292.50 FEET, TO A $\frac{1}{4}$ " IRON PIN AND THE POINT OF BEGINNING.

TRACT DESCRIBED HEREIN CONTAINING 3.76 ACRES OF LAND MORE OR LESS, AS SHOWN ON A SURVEY BY FRONTLINE SURVEYING AND MAPPING, INC., DATED 7/28/06.

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